

VII. K. WEST SUBAREA



The **West Subarea** is characterized by dense residential development and retail/commercial use. The neighborhoods include historic districts in the inner city area and newer subdivisions in outer areas near Loop 410. The subarea is ethnically and economically diverse. Retail and commercial developments include strip centers and mega-stores that are concentrated along major thoroughfares such as Loop 410, Bandera, Fredericksburg and Culebra Roads and West Commerce Street. The terrain is generally flat to gently sloping, with some wooded areas of mesquite, persimmon and oak. Most of the undeveloped land was once used for agriculture, and is now open grassland. This Subarea includes portions of Council Districts 1, 4, 5, 6, and 7.

1. CENSUS TRACTS

1105, 1106, 1601, 1602, 1605, 1606, 1607, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1801, 1802, 1803, 1804, 1805, 1806, 1816, 1900, 1905

2. POPULATION (estimated)* % of change

2000	214,440	--
2005	211,824	-1.20%
2010	210,396	-0.70%
2015	210,970	+0.30%

*Based on past trend analysis (1970-2000) and current 2005 city limit boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. DEMOGRAPHICS*

Hispanic	85.50%	Age	
Anglo	10.30%	<5	8.60%
African American	3.10%	5-17	21.90%
Other	1.10%	18-24	11.60%
		25-44	28.10%
Male	48.60%	45-64	17.80%
Female	51.40%	65+	12.00%

Median Household Income \$27,500

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. PROMINENT LANDMARKS AND FACILITIES

- Southwest Research Institute
- St. Mary's University
- Our Lady of the Lake University
- University of Texas at San Antonio (downtown campus)
- Wolff Stadium
- Levi Strauss Parks and Recreation Department Operations Headquarters and Community Center

5. NATURAL RESOURCE ASSETS

- Apache, Alazan, and Leon Creeks
- Undeveloped land near Loop 410 and along State Highway 151



6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

Name	Type	Acreage	
Acme	NP	2.80	
Alderete	NP	9.60	
Amistad	NP	16.25	
Benavides, Father	NP	8.00	
Collins Gardens	NP	8.40	
Farias	NP	2.10	
Garcia	NP	6.00	
Ingram Hills	NP	3.28	
Lee's Creek	NP	7.80	
Los Angeles Heights	NP	.69	
Martinez	NP	9.80	
Monticello	NP	.50	
Navarro	NP	3.00	
Ojeda	NP	2.30	
Seeling	NP	1.50	
Van de Walle	NP	.70	
Vidaurri	NP	7.70	
Subtotal Neighborhood Parks			90.42 acres
Cassiano	CP	5.20	
Cuellar	CP	27.00	
Elmendorf	CP	29.60	
Garza	CP	21.50	
Lackland Terrace	CP	7.20	
Las Palmas	CP	5.50	
Levi Strauss	CP/GW	19.80	
Meadowcliff	CP	.50	
Monterrey	CP	51.00	
San Juan-Brady	CP	4.80	
Slick Creek	CP	62.77	
Sunset Hills	CP	1.90	
Tobin	CP	1.10	
Ward, Joe	CP	4.20	
West End	CP	5.20	
Westwood Village	CP	2.70	
Subtotal Community Parks			249.97 acres
Rosedale	LUP	61.80	
Woodlawn	LUP	62.00	
Subtotal Large Urban Parks			123.80 acres
Calderon	SC	2.50	
Escobar Field	SC	6.00	
Northside Tennis Center	SC	5.00	
San Antonio Natatorium	SC	2.90	
Subtotal Sports Complexes			16.40 acres
Apache Creek	GW	80.80	
Leon Creek Greenway South	GW	3.81	
Subtotal Greenways			84.61 acres

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Levi Strauss Park Hdqtrs.	SUF	35.96	
Subtotal Special Use Facility			35.96 acres
Catalina	US	.80	
Smith	US	.30	
Subtotal Urban Spaces			1.10 acres
TOTAL CITY PARK ACREAGE			602.26

B. Bexar County Facilities

NAME	ACREAGE	
Rodriguez Park	37.60	
Subtotal		37.60 acres

C. City of Balcones Heights Facilities

NAME	ACREAGE	
Rogiers	1.38	
Novack Park	.61	
Subtotal		1.99 acres

TOTAL NON-CITY PARK ACREAGE **39.59**

GRAND TOTAL SOUTHWEST SUBAREA PARK ACREAGE **641.85**

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the West Subarea (based on June 2005 park acreage figures).

WEST SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 211,824 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 210,396 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 210,970 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	602.26	2.84/1,000	3,389	-2,787	3,366	-2,764	3,376	-2,774
Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	641.85	3.03/1,000	3,389	-2,747				

* Based on June 2005 Park Acreage

In June 2005, the City owned 602.26 acres of park land, or 2.84 acres per 1,000 residents in the West Subarea. Based on the national average of 16 acres per 1,000 residents, a deficiency of 2,787 acres exists. Park acres of other public entities impact this total only minimally. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 2,764 acres by the year 2010.

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8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project***	Funding	Source	Completion
Alderete Park Improvements***	\$22,000	Park Bonds	January 1999
Farias Park Basketball Court Cover	\$80,000	CDBG	January 1999
Natatorium Toddler Pool & ADA Improvements***	\$370,112	Park Bonds	August 1999
Alderete Park Basketball Court Rehabilitation***	\$16,805	Park Bonds	October 1999
Tobin Community Center Addition	\$200,000	Park Bonds	November 1999
Elmendorf Park Improvements***	\$600,000	Park Bonds	January 2000
Monterrey Park Improvements***	\$450,000	Park Bonds	January 2000
Apache Creek Parks Improvements***	\$350,000	Park Bonds	May 2000
Collin's Gardens Park Improvements***	\$150,000	Park Bonds	May 2000
Cuellar Park Ballfield Irrigation	\$25,000	CDBG	May 2000
Rosedale Park Playground Development	\$0	Donation	May 2000
Acme Park Toilet Enclosure	\$8,000	CDBG	June 2000
Lee's Creek Park Improvements***	\$85,000	Park Bonds	August 2000
Lackland Terrace Park Improvements***	\$195,000	General Fund	September 2000
Meadowcliff Community Center Addition	\$545,000	Park Bonds	September 2000
Cuellar Park Community Center Addition	\$465,000	Park Bonds	December 2000
Garza Park Community Center Addition	\$525,000	Park Bonds	December 2000
Garza Park Community Center Roof Repairs	\$40,357	Park Bonds	December 2000
Ward Community Center Addition	\$338,000	Park Bonds	December 2000
Woodlawn Lake Park Improvements Phase 1***	\$2,100,000	Park Bonds	February 2001
Lackland Terrace Community Center Addition***	\$212,000	Park Bonds	April 2001
San Antonio Natatorium Roof Replacement***	\$266,000	CDBG	April 2001
Cuellar Park Playground Replacement	\$75,000	CDBG	August 2001
San Antonio Natatorium Flat Roof Replacement***	\$200,870	Park Bonds	September 2001
Martinez Park Improvements***	\$150,000	Park Bonds	October 2001
Vidaurri Park Improvements***	\$50,000	Park Bonds	October 2001
Monticello Park Area Park Improvements***	\$110,000	Park Bonds	January 2002
Lackland Terrace Park Security Lighting***	\$80,000	General Fund	February 2002
Tom Slick Creek Park Improvements	\$500,000	General Fund	September 2002
Cuellar Park Security Lighting***	\$111,000	General Fund	November 2002
Calderon Boys & Girls Club ADA Improv.***	\$100,000	Park Bonds	May 2003
Frank Garrett Center ADA Improvements	\$292,000	Park Bonds	May 2003
Cuellar Park Community Center Roof Repairs	\$17,600	General Fund	May 2003
Farias Park Improvements	\$25,000	CDBG	May 2003

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Ingram Hills Park Improvements	\$41,331	Park Bonds	June 2003
Collin's Gardens Park Fencing	\$11,000	CDBG	September 2003
Tom Slick Creek Park Site Amenities	\$18,000	General Fund	November 2003
Seeling Park Development***	\$90,000	Park Bonds	January 2004
Woodlawn Lake Park Landscape Irrigation***	\$64,728	Park Bonds	March 2004
Alderete Park Improvements***	\$109,779	Park Bonds	August 2004
Las Palmas Park Walking Trail***	\$40,962	Park Bonds	September 2004
Father Benavides Park Restroom Rehabilitation***	\$45,000	CDBG	January 2005
Calderon Boys and Girls Club Court Lighting	\$40,000	CDBG	January 2005
Las Palmas Park Improvements***	\$200,000	Park Bonds	January 2005
Collin's Gardens Park Lighting***	\$190,615	Park Bonds	March 2005
Cuellar Park Pool Rehabilitation***	\$300,000	C of O	May 2005
Monterrey Park Pool Rehabilitation***	\$300,000	C of O	May 2005
Elmendorf Park Pool Rehabilitation***	\$433,000	C of O	June 2005
Westside YMCA Roof Replacement	\$169,500	Park Bonds	June 2005

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 49 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$10,808,659. Out of the projects completed 59% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- Tom Slick Creek Community – (2002) – 62.722 acres
- Ingram Hills Park – (2002) – .68 acres
- Ingram Hills Park Addition – (2003) – 2.6 acres
- Levi Strauss Parks Headquarters – (2004) – 35.958 acres
- Leon Creek Greenway South – (2005) – 3.8117 acres

There were 105.7717 acres of park land added in the past five years with a total of 602.26 acres of City park land currently in the Subarea.

C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Acme Park Basketball Court Cover	\$147,150	CDBG, UDC Fees
Alderete Park Walking Trail***	\$200,000	Park Bonds
Arroyo Vista Linear Park	\$260,000	CDBG
Cuellar Park Basketball Court Cover	\$140,000	CDBG
Cuellar Park Community Ctr. Roof Replacement	\$236,000	Park Bonds
Father Benavides Park Improvements***	\$100,000	Park Bonds
Garrett Community Center Gym Floor	\$265,000	Park Bonds

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Garza Park Pedestrian Bridge***	\$332,108	Park Bonds, HUD 108
Ingram Hills Park Improvements	\$144,753	Park Bonds, UDC Fees
Lackland Terrace Park Improvements***	\$329,366	Park Bonds
Lee's Creek Park Improvements Phase 2***	\$50,000	Park Bonds
Leon Creek Greenway Development***	\$6,261,000	Sales Tax
Levi Strauss Park Repairs	\$10,000	UDC Fees
Levi Strauss Parks Facility Headquarters	\$3,510,000	C of O
Levi Struass Park Community Center***	\$1,065,367	HUD 108
Los Angeles Heights Park Basketball Court	\$150,000	Park Bonds
Monterrey Park Youth Sports Field Improv.***	\$300,000	Park Bonds
Monticello Park Gazebo	\$119,000	Park Bonds, UDC Fees
Rosedale Park Improvements***	\$276,156	Park Bonds, UDC Fees
San Antonio Natatorium Bleachers***	\$65,176	HUD 108
Tom Slick Creek Park Playground	\$239,125	Park Bonds
Vidaurri Park Drainage Improvements	\$50,890	HUD 108
Westside YMCA Structural Repairs	\$455,978	HUD 108
Westwood Terrace Park Pool Rehabilitation***	\$265,000	Park Bonds

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 24 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$14,972,069. Out of these projects, 46% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed by citizens during the planning process for this document and on discussions with citizens, the need was expressed for the following activities and facilities in the West Subarea.

- lighted walking and jogging trails
- lighted sports fields
- retired person activity areas
- multipurpose community center
- dog parks
- skate parks
- playgrounds
- picnic areas
- multipurpose courts

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the West Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

**GENERAL PRIORITIES**

- acquire additional park acreage to meet service goals especially in regards to expansion of accessible neighborhood, pocket, and community parks.
- rehabilitate parks and recreation facilities to assure safety, security, accessibility and quality programming for users.
- acquire property and further develop the Leon Creek Greenway.
- further develop Alazan/Apache Creeks and Martinez Creeks as greenways and connectors to existing public park properties.
- develop a skate park and a dog park in an existing large urban park.
- in consultation with neighborhood residents, design and construct lighted walking and jogging trails.
- further develop the community center located at the Levi Strauss facility and youth sports facilities, tree growing operation, and with a Leon Creek Greenway connection.
- continue to partner with agencies such as the Edgewood ISD and the YMCA for development of joint-use sports facilities.
- expand non-traditional recreation programs and senior programs at existing facilities such as Bertha Almaguer Dance Studio and Garrett Community Center

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

Recommendation	Estimate*	Source	Year
Outdoor Priority 1			
Woodlawn Lake Park -- design and construct rehabilitation and improvements to include exterior and interior painting of structures, landscape work, irrigation, park furnishings, skate park, dog park, and a pedestrian bridge. (Council District 7)			
Design	\$520,000	all but CDBG	2007
Construction	\$2,163,200	all but CDBG	2008
Outdoor Priority 2			
Elmendorf Park -- design and construct rehabilitation to Rodriguez stage and walls concrete art, landscape, park furnishings, and ADA modifications. (Council District 5)			
Design	\$200,096	all	2008
Construction	\$769,600	all	2009
Outdoor Priority 3			
Swimming Facility Rehabilitation -- design and construct rehabilitation and renovations at Sunset Pool, Garza Pool, Ward Pool, and Cassiano Pool to include ADA modifications, deck replacement, filter system/piping replacement, and general renovations. (Council Districts 5 and 7)			
Design	\$309,338	all	2009
Construction	\$1,286,844	all	2010

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Outdoor Priority 4

Vidaurre Park -- design and construct rehabilitation to parking lot, security lighting, pavilion, sidewalk, and ADA modifications. (Council District 5)

<i>Design</i>	\$116,986	all	2010
<i>Construction</i>	\$486,661	all	2011

Outdoor Priority 5

Sunset Hills Park -- design and construct rehabilitation to playground, basketball and tennis courts, parking lot, security lighting, and ADA modifications. (Council District 7)

<i>Design</i>	\$91,249	all	2011
<i>Construction</i>	\$379,596	all	2012

Indoor Priority 1

San Juan Brady Park Community Center -- design and construct rehabilitation to HVAC, roof, security lighting, doors and windows, interior and exterior painting, and ADA modifications. (Council District 5)

<i>Design</i>	\$137,904	all	2008
<i>Construction</i>	\$573,681	all	2009

Indoor Priority 2

Community Center -- design and construct in existing city park a 5,000 s.f. community center to include multi-purpose rooms, storage, gymnasium offices, and restrooms for use as a Senior Center. (Council Districts 1, 5, 6, and 7)

<i>Design</i>	\$646,797	all	2009
<i>Construction</i>	\$2,798,302	all	2011

Indoor Priority 3

San Antonio Natatorium -- design and construct rehabilitation to include deck surfacing replacement, and general building rehabilitation. (Council District 5)

<i>Design</i>	\$153,602	all	2010
<i>Construction</i>	\$638,743	all	2011

Indoor Priority 4

Woodlawn Lake Park Bertha Almaguer Dance Studio-- design and construct an addition to the facility and provide general rehabilitation to the existing facility. (Council District 1)

<i>Design</i>	\$182,498	all but CDBG	2011
<i>Construction</i>	\$759,191	all but CDBG	2012

Indoor Priority 5

Joe Ward Community Center -- design and construct an addition to the community center, rehabilitation of the aquatics facility, and parking improvements. (Council District 7)

<i>Design</i>	\$246,737	all	2013
<i>Construction</i>	\$1,026,427	all	2014

Other Subarea Project Needs

Acme Park -- design and construct rehabilitation to parking, walkways, lighting, and ADA modifications. (Council District 6)

<i>Design</i>	\$131,250	all	2013
<i>Construction</i>	\$525,000	all	2014

Acquisition -- of park land for community, neighborhood, and pocket parks, notably in the vicinity of Loop 410, Loma Vista neighborhood area, and the Mirasol Homes neighborhood area. (Council Districts 5, 6, and 7)

<i>Acquire 15-20 acres</i>	\$390,000	all but CDBG	2007
<i>Acquire 15-20 acres</i>	\$421,824	all but CDBG	2009
<i>Acquire 45 acres</i>	\$1,094,988	all but CDBG	2011

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<i>Acquire 35-40 acres</i>	\$921,152	all but CDBG	2013
<i>Acquire 35-40 acres</i>	\$996,318	all but CDBG	2015

Alazan/Apache Creek -- design and construct rehabilitation to lighting, trails, signage, park furnishings and ADA modifications. (Council District 5)

<i>Design</i>	\$657,966	all	2013
<i>Construction</i>	\$2,737,138	all	2014

Amistad Park -- design and construct rehabilitation to sports fields to include irrigation, bleachers, lighting, park furnishings, and ADA modifications. (Council District 5)

<i>Design</i>	\$87,739	all	2010
<i>Construction</i>	\$364,996	all	2011

Cassiano Park-- design and construct rehabilitation to security lighting, pavilion, parking lots, post and cable barrier, and ADA modifications. (Council District 5)

<i>Design</i>	\$128,496	all	2008
<i>Construction</i>	\$534,310	all	2009

Cenizo Park (Rosedale Park Area)-- design and construct rehabilitation to existing school buildings, gymnasium, parking, walkways, ADA modifications, and other general building and site improvements. (Council District 5)

<i>Design</i>	\$125,000	all	2007
<i>Construction</i>	\$500,000	all	2008

Collins Gardens Park -- design and construct rehabilitation to restrooms, lighting, tennis and basketball courts, playground, walking trail, landscape, park furnishings, irrigation, ADA modifications, shade structure, and a skate plaza. (Council District 5)

<i>Design</i>	\$251,545	all	2012
<i>Construction</i>	\$1,046,166	all	2013

Cuellar Park -- design and construct a covered skate park and associated amenities. (Council District 6)

<i>Design</i>	\$118,620	all	2007
<i>Construction</i>	\$474,480	all	2008

Father Benavides Park -- design and construct rehabilitation to lighting, tennis and basketball courts, restrooms, parking lot, electrical, and ADA modifications. (Council District 5)

<i>Design</i>	\$136,873	all	2011
<i>Construction</i>	\$569,394	all	2012

Garcia Park -- design and construct rehabilitation to trails, lighting, art work, picnic facilities, irrigation, landscape, and ADA modifications. (Council District 5)

<i>Design</i>	\$112,486	all	2009
<i>Construction</i>	\$467,943	all	2010

Garza Park -- design and construct rehabilitation to building to include original multi-purpose room and HVAC, and park improvements to include renovations of the tennis courts, trails, landscape, park bridge to pool complex, and ADA modifications. (Council District 7)

<i>Design</i>	\$125,479	all	2010
<i>Construction</i>	\$729,992	all	2011

Levi Strauss Park-- design and construct rehabilitation to security lights, water service, parking lots, landscape, park furnishings, picnic pavilion, and ADA modifications. (Council District 6)

<i>Design</i>	\$129,359	all	2009
<i>Construction</i>	\$538,135	all	2010

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Martinez Creek Greenway-- design and construct trail system to include walkways, lighting, trailhead, parking areas, and park furnishings. (Council Districts 1 and 5)

<i>Design</i>	\$513,213	all	2014
<i>Construction</i>	\$2,134,968	all	2015

Martinez Park-- design and construct rehabilitation to security lighting, irrigation, tennis courts, lighting, walking trail, park furnishings, landscape, and ADA modifications. (Council District 5)

<i>Design</i>	\$161,328	all	2012
<i>Construction</i>	\$671,125	all	2013

Monterey Park-- design and construct rehabilitation to the existing tennis courts into a skate and bmx park. (Council District 7)

<i>Design</i>	\$196,232	all	2010
<i>Construction</i>	\$608,326	all	2011

Monticello Park-- design and construct improvements from the park master plan including landscape and irrigation improvements. (Council District 7)

<i>Design</i>	\$44,460	all	2011
<i>Construction</i>	\$177,840	all	2012

Navarro Park -- design and construct rehabilitation, new park playground, parking, fencing, bleachers, landscape, irrigation, benches, bar-b-que pits, and ADA modifications. (Council District 5)

<i>Design</i>	\$122,221	all	2008
<i>Construction</i>	\$506,189	all	2009

Ojeda Park -- design and construct rehabilitation to basketball court, lighting, and ADA modifications. (Council District 1)

<i>Design</i>	\$64,480	all	2007
<i>Construction</i>	\$270,400	all	2008

Rosedale Park -- design and construct improvements and rehabilitation to roadways, parking, picnic facilities, walking trail, ADA modifications, restrooms, irrigation, tennis and basketball courts, electrical, lighting, landscape, and park furnishings. (Council District 5)

<i>Design</i>	\$272,780	all	2009
<i>Construction</i>	\$1,134,761	all	2010

San Juan Brady Park -- design and construct rehabilitation to basketball and tennis court surfacing, parking, area lighting, landscape, park furnishings, and ADA modifications. (Council District 5)

<i>Design</i>	\$115,144	all	2013
<i>Construction</i>	\$478,999	all	2014

Seeling Park -- design and construct lighting and landscape improvements. (Council District 7)

<i>Design</i>	\$40,019	all	2008
<i>Construction</i>	\$168,730	all	2009

Skate Parks -- design and construct skate plazas and parks as a conversion of underused tennis courts. (Council Districts 1, 5, 6, and 7)

<i>Design</i>	\$140,608	all	2009
<i>Construction</i>	\$584,929	all	2010

Slick Creek Park -- design and construct trails, trailhead, pavilion, lake overlook, lighting, landscape tree planting, irrigation, and park furnishings. (Council District 6)

<i>Design</i>	\$425,760	all	2007
<i>Construction</i>	\$1,703,040	all	2008

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Van de Walle Park -- design and construct rehabilitation to playground, ADA modifications, and basketball court. (Council District 6)

<i>Design</i>	\$45,624	all	2011
<i>Construction</i>	\$189,798	all	2012

West End Park -- design and construct rehabilitation to playground, security lighting, sports field lighting, basketball and tennis courts, trail, picnic facilities, park furnishings, landscape, and ADA modifications. (Council District 1)

<i>Design</i>	\$175,479	all	2010
<i>Construction</i>	\$729,992	all	2011

TOTAL PROPOSED PROJECTS **\$39,480,546**

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. WEST SUBAREA FACILITIES MAP (Following Attachment)

13. WEST SUBAREA PROGRAMS MAP (Following Attachment)